

Clinton Avenue Historic District  
Newcomb House  
304 Clinton Avenue  
Kingston  
Ulster County  
New York

HABS No. NY-5561-E

HABS,  
NY,  
56-KING  
21E-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

## HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. NY-5561-E

CLINTON AVENUE HISTORIC DISTRICT

## NEWCOMB HOUSE

Location: 304 Clinton Avenue, Kingston, Ulster County,  
New York.  
Latitude 41° 56' 05" Longitude 74° 01' 05"

Present Owner: Kingston Urban Renewal Agency.

Present Occupant: Unoccupied.

Present Use: None.

Significance: The house is a good example of a large Victorian townhouse in the bracketed Italianate style built during the most prosperous years of Kingston's building history.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Date of erection: The house was built in 1872-73.
2. Architect: Unknown.
3. Original and subsequent owners:

1872 Deed 12 January 1872, recorded 29 January 1872  
liber 174, page 183  
Albert G. Nichols  
Cornelia J. Nichols, his wife  
to  
Margaret E. Newcomb

1875 Deed 5 April 1875, recorded 19 April 1875  
liber 192, page 541  
Margaret E. Newcomb  
Sylvester H. Newcomb, her husband  
to  
Mary J. Aluwick

1891 Deed 14 November 1891, recorded 9 February 1892  
liber 303, page 310  
Elizabeth E. Rogers, executrix of will of  
Mary Jane Aluwick, deceased  
to  
Bessie Cusack

1902 Deed 1 October 1902, recorded 17 January 1911  
liber 430, page 34  
Bessie Cusack  
to  
Lillian M. Montgomery

- 1911 Deed 5 January 1911, recorded 17 January 1911  
liber 430, page 35  
Lillian M. Goas (formerly Lillian M. Montgomery)  
to  
John E. Hardenbergh
- 1924 Deed 1 July 1924, recorded 3 July 1924  
liber 504, page 551  
John E. Hardenbergh  
Henrietta S. Hardenbergh  
to  
Merton R. Bartlett  
Elizabeth J. Snead
- 1925 Deed 5 December 1925, recorded 7 December 1925  
liber 514, page 346  
Merton R. Bartlett  
Marie C. Bartlett, his wife  
to  
Elizabeth J. Snead
- 1925 Deed 5 December 1925, recorded 7 December 1925  
liber 514, page 348  
Elizabeth J. Snead  
to  
Amalia Dutto
- 1942 Deed 18 November 1942, recorded 18 November 1942  
liber 629, page 595  
Amalia Dutto  
Louis Dutto, her husband  
to  
The Kingston Savings Bank
- 1945 Deed 28 September 1948, recorded 28 December 1948  
liber 656, page 99  
The Kingston Savings Bank  
to  
Arthur M. Elting  
Anne S. Elting, his wife
- 1950 Deed 25 August 1950, recorded 25 August 1950  
liber 775, page 411  
Arthur M. Elting  
Anne S. Elting, his wife  
to  
Jacob Lipschutz
- 1955 Deed 29 July 1955, recorded 2 August 1955  
liber 936, page 505  
Jacob Lipschutz  
to  
Hudson Valley Development Company, Inc.
- 1969 Court Order: 27 August 1969  
liber 029 of court orders, page 171, file number 4729  
Hudson Valley Development Company, Inc., and

The State of New York National Bank  
to  
Kingston Urban Renewal Agency

4. Builder, contractor, suppliers: Not known.
5. Original plan and construction: Not known.
6. Alterations and additions: Not known.

B. Historical Events and Persons Connected with the Structure:

Around the turn of the century Betty Cusack ran a boarding house in the building.

C. Bibliography:

1. Primary and unpublished sources:

Deeds, County Clerk's Office Building, Kingston, New York.

Directories of Kingston, New York, collection of Senate House Museum.

2. Secondary and published sources:

Map of Ulster County. Philadelphia: Taintor, Dawson and Company, 1858.

Prepared by: William C. Badger  
Historian  
Historic American Buildings  
Survey  
Summer 1972

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The house is an example of a Victorian Italianate townhouse.
2. Condition of fabric: The over-all condition of the house is fair.

B. Description of Exterior:

1. Over-all dimensions: The house measures 37' -6" (five-bay front) x 45' and is two-and-a-half stories. The rear elevation is three-and-a-half stories.
2. Foundations: The house sits on a stone foundation.
3. Wall construction, finish and color: The walls are brick, painted white.
4. Structural system, framing: The house's structural system consists of brick bearing exterior walls with wood interior framing.

5. Porches: There are four bluestone steps with flanking rails to the front door.
6. Chimneys: The house has three brick chimneys, one on either side and one near the north end of the short ridge.
7. Openings:
  - a. Doorways and doors: The main door is centrally located in the front facade. The doorway consists of a floor-length wooden panel on either side, topped by an arched, two-light transom. The door has a twelve-light window with a single wooden panel below. An arched cast-iron lintel with scrolled leaves decorates the opening.
  - b. Windows: The windows are topped with cast-iron lintels which are similar to the doorway lintel. The ground floor front windows are floor length with double-hung two-over-four arrangement. The second floor windows are wooden double-hung two-over-two lights.
8. Roof:
  - a. Shape, covering: The house has a hipped roof covered with seamed tin.
  - b. Cornice: The cornice consists of brackets, dentils and panels in the Victorian Italianate style.
- C. Description of Interior: The house was inaccessible at the time the survey was being conducted by the Historic American Buildings Survey.
- D. Site: The house faces west on the east side of Clinton Avenue. The lot slopes to the rear.

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PART III. PROJECT INFORMATION

The project was undertaken by the Historic American Buildings Survey (HABS) under joint sponsorship of the National Park Service and the Kingston Historic Landmarks Preservation Commission with financial assistance from the New York Council on the Arts. Measured and drawn during the summer of 1972 under the direction of John Poppeliers, chief of HABS and under the supervision of Roy Eugene Graham (University of Texas at Austin) by student architects Philip D. Ward (University of Washington), A. Carol Boerder (University of Texas at Austin), M. Morgan Gick (University of Notre Dame), and Stephen O. Fildes (Texas Tech University). The drawings were edited in December 1972 by architect John Burns. The written architectural and historical data was prepared by William C. Badger (University of Pennsylvania), the project historia and edited in January 1980 by Susan McCown, a historian in the HABS office. The photos were taken in August 1973 by Jack E. Boucher of HABS staff.